

146.0

0009

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
835,300 / 835,300

USE VALUE:

835,300 / 835,300

ASSESSED:

835,300 / 835,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
765		CONCORD TPKE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEMMO CHARLES J	
Owner 2:	
Owner 3:	
Street 1: 765 CONCORD TPKE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .264 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Wood Shingle Exterior and 992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

ACTIVITY INFORMATION	
Date	Result
2/14/2019	Meas/Inspect
11/6/2008	197 Meas/Inspect
1/5/2000	263 Inspected
12/7/1999	Mailer Sent
11/16/1999	153 Measured
1/1/1982	CS

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Adj	Unit Price

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	11500	Sq. Ft.	Site	0	80.	0.67	9							612,002		612,000

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11500.000	222,900	400	612,000	835,300		96531
							GIS Ref
							GIS Ref
							Insp Date
							02/14/19



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 96531	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	12:35:36
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
02/25/19	15:48:03
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH				
Type:	6 - Colonial	Full Bath:	1	Rating:	Average	22 223010.				
Sty Ht:	2 - 2 Story	A Bath:		Rating:						
(Liv) Units:	1	Total:	1	3/4 Bath:		36				
Foundation:	3 - BrickorStone	A 3QBth:		Rating:			3			
Frame:	1 - Wood	1/2 Bath:		Rating:						
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:						
Sec Wall:	%	OthrFix:		Rating:						
Roof Struct:	3 - Gambrel	OTHER FEATURES								
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	24				
Color:	YELLOW	A Kits:		Rating:		SFL				
View / Desir:		Frpl:	1	Rating:	Average	FFL				
GENERAL INFORMATION		WSFlue:		Rating:		BMT				
Grade: C - Average		CONDO INFORMATION				(864)				
Year Blt:	1946	Eff Yr Blt:		Location:						
Alt LUC:		Alt %:		Total Units:		8				
Jurisdct:		Fact:	.	Floor:						
Const Mod:		% Own:		Totals	RMS: 5	BRs: 2	Baths: 1	HB	HST	
Lump Sum Adj:		Name:							FFL	
DEPRECIATION		REMODELING							BMT	
Phys Cond: AV - Average		Exterior:				No Unit	RMS	BRs	FL	(96)
Functional:		Interior:				1	5	2		
Avg Ht/FL: STD		Additions:								
		Kitchen:								
INTERIOR INFORMATION						14	FFL	8	4	14
							BMT	(32)		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:

odel:

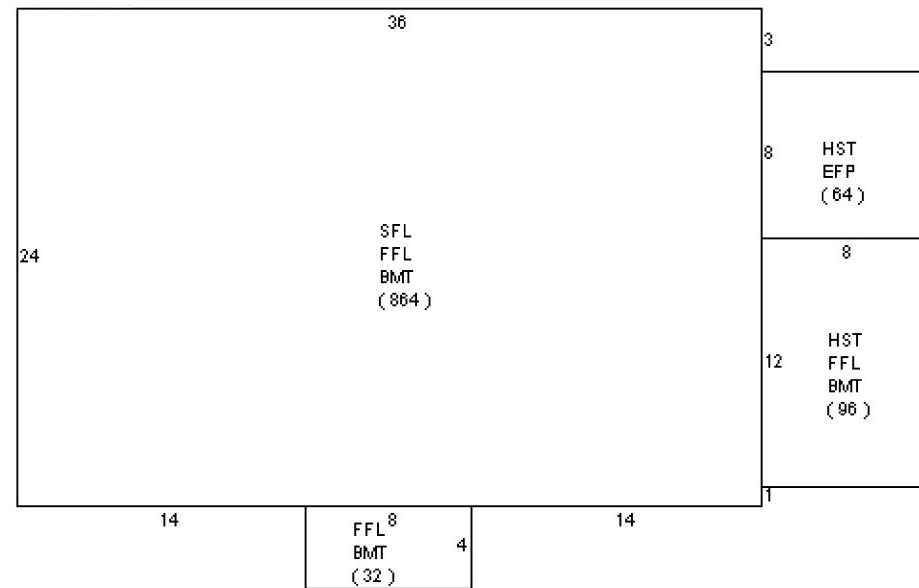
Serial #

Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1968	0.00	T	40	101						
19	Patio	D	Y	1	10X12	A	AV	1970	5.38	T	39.2	101			400		400	

SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	% Descrip	% Type	Qu #	Ten
BMT	Basement	992	47.960	47,572	HST	100	UNF		100	
FFL	First Floor	992	159.850	158,572	SFL	90	UNF		100	
SFL	Second Floor	778	95.910	74,580						
HST	Half Story	80	95.910	7,673						
EFP	Enclos Porch	64	70.450	4,509						
Net Sketched Area:		2,906	Total:		292,906					
Size Ad	1849.5999	Gross Area	3072	FinArea	992					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

